

LAFAYETTE PARK

REDEVELOPMENT PLAN

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I) DESCRIPTION OF PROJECT

- A) The LAFAYETTE PARK I Redevelopment Area shall be comprised of Tax Blocks 17501, 17506, 19001, 17403, 15602, 17402, 15603, 15601 (partial), 17401, 15501 (partial), 15503, and 15502.

II) REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Renewal activities of the Lafayette Park I Study Area will be undertaken in conformity with, and will be designed to meet, the following goals and objectives.

- A) To comprehensively redevelop the Lafayette Park I Study Area by the elimination of negative and blighting influences and by providing new construction and site improvements where appropriate.
- B) To provide for a variety of residential uses and housing types for both existing residents prospective occupants in order to meet the housing needs of low, moderate, and upper income households.
- C) To provide for the improvement of the functional and physical layout of the project area for contemplated redevelopment and the removal of impediments for land disposition.
- D) To provide construction related (temporary) jobs and permanent jobs through the construction of new housing and public improvements.
- E) To construct new housing for home ownership through a combination of private development financing and the selective use of public assistance.
- F) To provide or the overall improvement of traffic circulation through the elimination of unnecessary streets wherever possible, and the development of new vehicular and pedestrian circulation systems which provide for the separation of vehicular and pedestrian traffic, as well as to provide for the maximum use of public transportation.
- G) To provide for the maximization of private investment through the attraction of qualified developers capable of securing private financing commitments.
- H) To provide for the stabilization and the increase of the tax base of the project area and the entire city by redeveloping nonrevenue producing areas and by reestablishing investment confidence on the part of existing and future residents both within the area and in contiguous neighborhoods.

- I) To provide for the coordination of redevelopment activities to promote a uniform attack on blight which reinforces already existing renewal and improvement programs in accordance with a plan that integrates the Lafayette Park I Study Area with the existing physical and social fabric of the City of Jersey City.
- J) To provide where necessary site improvements for both proposed and existing residential uses including new streets and sidewalks, street realignment, off street parking, open space, pedestrian malls, recreational areas and new trees where appropriate.
- K) To maximize developer participation and contribution in the Lafayette Park I Redevelopment Plan.
- L) To promote balanced development in accordance with the Fair Housing Act, NJSA 52:27D, and the Housing Element and Fair Share Plan of the City of Jersey City Master Plan.

III) TYPES OF PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Lafayette Park I Study Area through a combination of redevelopment actions. These will include but not be limited to -

- A) Clearance of dilapidated structures.
- B) Retention and construction of sound compatible uses.
- C) Assembly into developable parcels the vacant and underutilized land now in scattered and varied ownership.
- D) Provisions for a full range of public infrastructure necessary to service and support the new community.

IV) BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION

- A) All structures within the project area shall be situated with proper consideration' of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off street parking, height and bulk.
- B) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- C) Buildings should be designed so as to be attractive from all vantage points.
- D) Building setbacks should be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

- E) Access by the elderly, physically handicapped and/or disabled shall be required. Design standards shall meet, at a minimum, barrier free design regulations as specified in the Uniform Construction Code. Handicapped parking requirements shall meet, at a minimum, regulations as specified in the Municipal Code.

V) SPECIFIC OBJECTIVES

- A) Submission of Redevelopment Proposals - Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the Redevelopment Area shall be submitted by the developers for review and approval by the Planning Board of the City of Jersey City, and by the Board of Commissioners of the Jersey City Redevelopment Agency.
- B) Adverse Influences - No use or reuse shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- C) Restriction of Occupancy or Use - There shall be no restriction of occupancy or use of the project area on the basis of race, creed, color or national origin.
- D) Circulation and Open Space Design Objectives
- 1) Unless paved, all open space areas shall be landscaped and maintained in an attractive condition;
 - 2) Open spaces for both residential rehabilitation and new construction shall be provided where feasible and be so located as to provide for maximum usability by tenants, and to create a harmonious relationship of buildings and open space throughout the project area;
 - 3) Sidewalk areas shall be adequately provided for the movements of pedestrians through and around the site;
 - 4) Sidewalk areas shall be attractively landscaped and durably paved and shall be provided with adequate lighting;
 - 5) Trees and shrubs shall be planted along the curbline at not more than twenty five (25) foot centers or in groupings, in a regularly spaced pattern to further increase the aesthetic quality of redevelopment activities;
 - 6) Areas designated as improved open space shall be in addition to all parking, loading, yard and setback requirements.

E) Off street Parking and Loading Objectives -

- 1) Off street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares;
- 2) Any surface parking facilities shall be landscaped, large concentration of parking shall be avoided and poured in place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas;
- 3) All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground cover;
- 4) All required parking and loading areas shall be provided off street All such parking and loading areas shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.

F) Landscape Design Objectives -

- 1) All open space, including yards, shall be landscaped with lawns, trees, shrubbery and other appropriate plant material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be coniferous and/or deciduous and only species with proven resistance to the urban environment in this area will be acceptable. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted, balled and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above. All trees shall be a minimum of three and one half (3.5) inches in caliper. All plants, trees and shrubs shall be installed in accordance with planting schedules approved by the Planning Board during site plan review.
- 2) Prior to commencement of construction, architectural drawings, specifications, and site plans for the construction of improvements to the project area shall be submitted by the developers to the Board of Commissioners of the Jersey City Redevelopment Agency and to the Planning Board of the City of Jersey City for review and approval so that compliance of such drawings, specifications, and plans to the Redevelopment objectives can be determined.

G) Interim Uses - Interim uses may be established, subject to agreement by the developers with the Planning Board, that such uses will not have an adverse effect upon existing or contemplated development during the interim use period.

- H) Underground Utility Placement - All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground where feasible.

VI) GENERAL PROVISIONS

- A) The regulations and controls in this Section will be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- B) The developer shall begin and complete the development of the land and the construction of improvements agreed upon in the disposition contract within a reasonable amount of time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the designated redeveloper.
- C) The redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this Plan and the disposition instruments, and the redeveloper shall further agree not to sell, lease, or otherwise transfer the interest acquired or any part thereof without prior written approval of the Jersey City Redevelopment Agency.
- D) No covenant, lease, conveyance or other instrument shall be affected or executed by the Jersey City redevelopment Agency or by a redeveloper or any of his successors or assignees, whereby land within the project area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- E) No building shall be constructed over an easement in the project area without prior written approval of the Jersey City Redevelopment Agency.
- F) The Jersey City Planning Board shall specifically reserve the right to review and approve the redevelopers' plans and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be on the basis of a site plan and/or construction plan submitted to both. No additional construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.
- G) The provisions of this Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan by the City Council of the City of Jersey City.

- H) All residential redevelopment proposals and construction plans shall meet minimum room size requirements as specified in the Jersey City Municipal Code prior to approval by the Redevelopment Agency and the Planning Board.
- I) Site Plan Review prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.

As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

VII) GENERAL LAND USE PLAN

- A) Land Use Map - Proposed land uses shall be as shown on Map #3 “Land Use Map”.
- B) Land Use Provisions and Building Requirements
 - 1) Permitted Principal Uses
 - (a) Detached dwelling units
 - (b) Dwellings with two (2) dwelling units
 - (c) Rowhouses and townhouses of two (2) or more units
 - (d) Medium rise apartments
 - (e) Residential tract developments on blocks of two and one half (2.5) or more acres
 - (f) Public and private schools
 - (g) Other public uses on Block 15502
 - (h) Retail sales of goods and services on the Grand Street frontage of Block 15502;
 - (i) Artist Live/Work Space for buildings existing at the time of adoption on Block 15603
 - 2) Accessory Uses Permitted:

- (a) Private garages
 - (b) Off street parking
 - (c) Recreation areas as part of a residential development and/or for public and private schools
 - (d) Fences and walls
 - (e) Designed open space;
- 3) Conditional Uses:
- (a) Professional offices as a home occupation
 - (b) Public utilities
- 4) Regulations and controls: Parcels designated residential shall be designed utilizing various materials to form a compatible overall architectural scheme

Designed open space shall be developed as an integral part in the overall design scheme

Where any questions arise in terms of definitions or terminology, the Zoning Ordinance of the City of Jersey City shall govern

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers and planners;

- 5) Maximum Height:
- (a) All residential uses except medium rise apartments – four (4) stories or forty (40) feet
 - (b) Medium rise apartments – six (6) stories or sixty (60) feet
 - (c) Public and private schools – four (4) stories or forty (40) feet except that said building may have additional stories up to sixty (60) feet in height over not more than fifty (50) percent of the foundation area
 - (d) Retail sales of goods and services – two (2) stories or twenty five (25) feet;

6) Area, Yard and Bulk:

(a) Detached dwellings and dwellings with two (2) dwelling units

- (i) Maximum building coverage sixty percent (60%)
- (ii) minimum lot width twenty five (25) feet
- (iii) minimum lot depth one hundred (100) feet
- (iv) minimum lot area twenty five hundred (2500) square feet
- (v) maximum density twenty five (25) dwelling units per acre
- (vi) minimum setbacks
 - front five (5) feet
 - side five (5) feet
 - rear ten (10) feet

(b) Rowhouses and townhouses –

- (i) Maximum building coverage forty percent (40%)
- (ii) minimum lot area twelve hundred fifty (1250) square feet
- (iii) maximum density thirty five (35) dwelling units per acre
- (iv) minimum setbacks
 - front five (5) feet
 - side zero (0) feet
 - rear twenty (20) feet

(c) Medium rise apartments –

- (i) Maximum building coverage twenty five percent (25%)
- (ii) minimum lot width two hundred (200) feet
- (iii) minimum lot depth one hundred (100) feet
- (iv) minimum lot area twenty thousand (20,000) square feet
- (v) maximum density sixty (60) dwelling units per acre

(vi) maximum floor-area ratio: 1.0

(vii) minimum setbacks:

- front fifteen (15 feet)
- side twenty five (25 feet)
- rear forty (40 feet)

(d) Residential tract developments --

(i) Maximum aggregate building coverage sixty percent (60%)

(ii) maximum density thirty five (35) dwelling units per acre

(iii) setbacks shall be determined by the specific design for the site but in no case shall they encroach on the public right of way

Buildings shall be designed in clusters of two (2) to four (4) units each

(e) Public and private schools –

(i) Minimum building coverage twenty five percent (25%)

(ii) minimum lot width one hundred (100) feet

(iii) minimum lot depth two hundred (200) feet

(iv) minimum lot area twenty thousand (20,000) square feet

(v) minimum setbacks

- front fifteen (15) feet
- side twenty five (25) feet
- rear forty (40 feet)

(f) Other public uses – due to the irregular configuration of the block where this use is permitted, the site plan will be judged in comparison with applicable elements of the underlying R-2 Governmental Uses zoning

(g) Retail sales of goods and services – due to the irregular configuration of the portion of the block where this use is permitted, the site plan will be judged accordingly as to coverage, lot dimensions and area, and setbacks;

7) Maximum Off-Street Parking Spaces:

- (a) all residential uses shall provide off street parking at a ratio of not more than one (1) per each dwelling unit
 - (b) professional office as a home occupation or as part of the ground floor area of medium rise apartment complexes shall provide off street parking at a ratio of not more than one (1) per each three hundred (100) square feet gross floor area devoted to the professional occupation
 - (c) public and private schools – one (1) for every two (2) teachers/teacher’s aides grades K-10 + one (1) for every teacher/teacher’s aide grades 11 and 12 + one (1) space for every six hundred (600) square feet gross floor area devoted to administrative office use
 - (d) other public uses as per the underlying R-2 Governmental Uses zoning, which standards shall serve as maximums;
- 8) Maximum Off street Loading – off street loading shall conform to Article VII. of the Zoning Ordinance of the City of Jersey City;
- 9) Maximum Sign Area –
- (a) professional offices as a home occupation shall be permitted one (1) sign either attached or freestanding not to exceed two (2) square feet
 - (b) public and private schools shall be permitted one (1) sign not to exceed fifty (50) square feet
 - (c) retail sales of goods and service shall be permitted one (1) sign not to exceed more than fifteen percent (15%) of the first story facade to which it is attached
- Billboards shall not be permitted within the boundaries of the Redevelopment Area.

C. Lafayette Village Zone

All parcels in this zone shall adhere to the development standards of the R-3 Multi-family Mid-Rise District of the Jersey City Land Development Ordinance Article V; 345-42.

VIII) OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

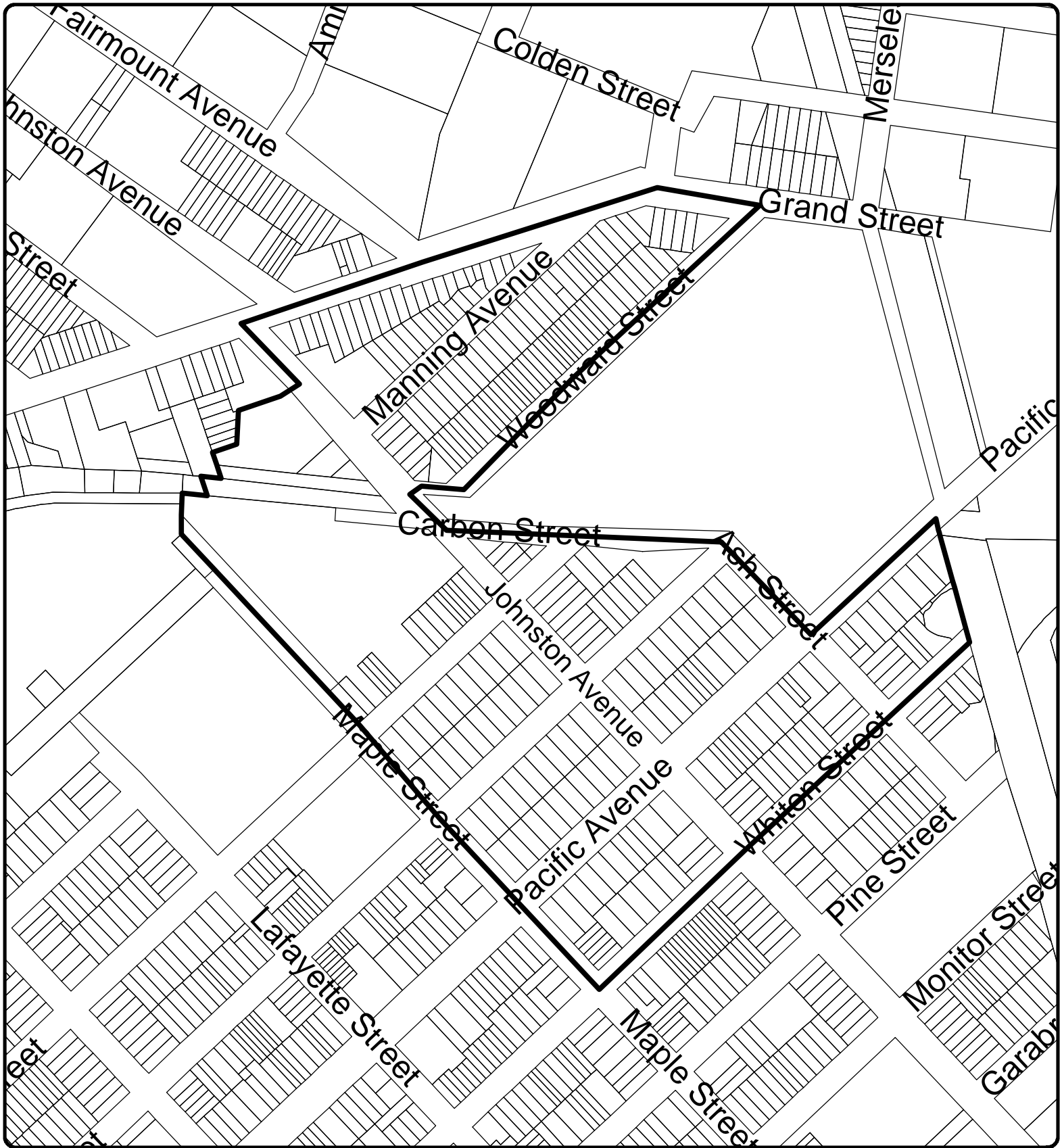
- A) The various elements of this Redevelopment Plan set forth above are in compliance with the requirements of state and local law and there are no additional requirements with respect to a redevelopment plan which have not been complied with.

- B) The Redevelopment Plan contains all provisions necessary to fulfill statutory requirements of the City of Jersey City.
- C) The Redevelopment Plan proposes to attain identifiable local objectives as to appropriate land use, density of population, improved public utilities, traffic circulation, recreational and community improvements, and other public renovations.
- D) The following text referencing provision for the temporary relocation and permanent rehousing of persons residing within the Lafayette Park I Study Area Redevelopment Project is presented to comply with statutory requirements of the State of New Jersey. The City of Jersey City, through the services of the Jersey City Redevelopment Agency staff, will provide displaced families and individuals with the opportunity of being relocated into decent, safe, and sanitary housing which is within their financial means. This office will be staffed by qualified personnel who will actively assist the families and individuals being displaced in finding adequate accommodations. All families and individuals being displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately owned houses and apartments which have been inspected and certified as being safe, decent, and sanitary will be maintained by the relocation staff from which individuals will be maintained by the relocation staff from which individuals will be referred to such dwelling units which are within their financial means.

IX) PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law; provided that in respect to any land in the project area previously disposed of for use in accordance with the Redevelopment Plan, written consent is received from the owner of such lands whose interests therein are materially affected by such amendment, or amendments.

A fee of five hundred dollars (\$500.00) plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan. If the amendment request originates with the City's development offices, the fee and costs shall be waived.



**Lafayette Park Redevelopment Plan
Boundary Map**



February 7, 2011

